Karen Johnson Davidson County
Batch# 1427910 DEEDWARR
06/04/2026 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260604-0050483

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED EIGHTY THOUSAND AND 00/100 (280,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~29TH~~ 2nd DAY OF ~~MAY,~~ 2026.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
My Tennessee Home Solution and or assigns (NAME)	**NEW OWNER** (NAME)	**071 11 0 114.00**
325 Marshall Street Nashville, TN 37207 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of May, 2026, the undersigned, **DEVEN WAGERS, AN UNMARRIED MAN** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MY TENNESSEE HOME SOLUTION AND OR ASSIGNS,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **325 MARSHALL STREET, NASHVILLE, TN 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 35, on the Plan of TRINITY HEIGHTS ADDITION, as shown on Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said part of Lot No. 35 fronts 50 feet on the Northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Deven Wagers, unmarried, by Warranty Deed from Baugher Homes 104, LLC, a Tennessee limited liability company, of record in Instrument No. 20241209-0095410, in the Register's Office of Davidson County, Tennessee, dated December 05, 2024 and recorded on December 09, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of May, 2026.

GRANTOR: Deven Wagers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Deven Wagers**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of May, 2026.

Notary Public

My Commission Expires



Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/29/26 (date of document).

Jennifer Russell
Affiant Signature

6/2/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of ~~May,~~ June 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.